

About the application

Application number: 2026/90484	
What is the application for?:	Change of use from dwelling to C2 for 4 children, erection of first floor extens
Address of the site or building:	143, Church Lane, Gomersal, Cleckheaton, BD19 4QN
Postcode:	LS27 7HB

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I do not wish my postal address or any reference in the text to my address to be published In line with the General Data Protection Regulations (GDPR) I wish to object to planning application 2026/62/90484/E relating to the proposed change of use of 143 Church Lane, Gomersal from a C3 dwelling house to a C2 children's residential care home, together with the proposed first-floor extension and associated alterations. While I recognise the importance of providing care for vulnerable young people, I have significant concerns regarding the suitability of this particular site for the proposed use and the impact it may have on the surrounding residential area. Firstly, the proposal represents a material intensification of use compared with a typical single dwelling. The submitted management plan indicates that the property would accommodate up to four children with staffing levels of approximately one staff member per child. The document also references overnight staff, additional daytime staffing, and regular visits from a manager during the week. In addition to this, the operation of the home would involve visits from social workers, regulatory inspectors, and other professionals. This pattern of activity would inevitably generate a significantly higher level of comings and goings than would normally be expected from a single-family dwelling. The assertion in the management plan that the level of activity would be comparable to a typical residential property therefore appears unrealistic. Secondly, the application does not appear to include any detailed assessment of the likely traffic and parking implications associated with the operation of the facility. Staff shift changes, management visits, professional visits, family contact visits and potential transport arrangements for the young people would all contribute to additional vehicle movements. Church Lane is a residential street with limited parking, concerns with speeding and availability and the proposal does not provide sufficient evidence that the increased demand for parking and vehicle movements would not adversely affect	

increased demand for parking and vehicle movements would not adversely affect highway safety or residential amenity.

Thirdly, the management plan suggests that education and therapy provision may take place online or off-site. However, in practice this could still involve visiting tutors, specialist services, or regular transport arrangements. The operational details therefore remain uncertain and the full extent of the impact on the surrounding area has not been clearly demonstrated.

In addition, the proposed first-floor extension raises concerns regarding the scale and visual impact of the development within the existing street scene. Increasing the size and capacity of the property in conjunction with the change of use further intensifies the overall development and may affect neighbouring residential amenity through increased activity and potential overlooking.

Church Lane is predominantly characterised by traditional single-family dwellings and the introduction of an institutional C2 use of this nature risks altering the established residential character of the area. The cumulative impacts of increased activity, vehicle movements and operational intensity have not been sufficiently addressed within the submitted documentation.

For these reasons I respectfully request that the council carefully consider whether this proposal is appropriate for this location and refuse the application.